



**AVAILABLE TO LET**

## 2 Underwood Row, N1

2 Underwood Row, London N1 7LQ



Office for rent, 1,554 sq ft, £45.00 psf

To request a viewing call us on 0203 911 3666

For more information visit <https://realla.co/m/36087-2-underwood-row-n1-2-underwood-row>

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## 2 Underwood Row, N1

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### 1,554 sq ft raised ground floor of a former Victorian Warehouse building

This ground floor office space is located on the corner of Underwood Street and Underwood Row. Situated north of City Road and just off Shepherdess Walk. Old Street roundabout is south of the subject property.

#### Highlights

- Open plan character office
- 3m plus ceiling heights
- Exposed brickwork
- Original Wooden flooring
- Meeting Room
- Access to secure external courtyard

#### Property details

|                    |             |
|--------------------|-------------|
| Rent               | £45.00 psf  |
| Est. S/C           | £4.50 psf   |
| Est. rates payable | £13.12 psf  |
| Building type      | Office      |
| Size               | 1,554 sq ft |

| Floor        | Size sq ft | Status    |
|--------------|------------|-----------|
| Ground Floor | 1,554      | Available |

#### More information

[Visit microsite](#)

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#### Contact us

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Quote reference: RENT-36087

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